



# YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

[www.yorkshiregardenstrust.org.uk](http://www.yorkshiregardenstrust.org.uk)

Leeds City Council  
Planning Services  
Merrion House  
110 Merrion Centre  
Leeds LS2 8BB

Val Hepworth  
Trustee  
Conservation and Planning

[conservation@yorkshiregardenstrust.org.uk](mailto:conservation@yorkshiregardenstrust.org.uk)

planning@leeds.gov.uk  
department.of.planning@leeds.gov.uk

19<sup>th</sup> November 2023

Dear Sir/Madam

**23/03356/FU Land Adjacent To 6 Linton House, 40 Norwood Avenue, Menston, Ilkley LS29 6GT. Retrospective planning application for the erection of stables building, fencing and gates; change of use to horse manege.**

Thank you for consulting The Gardens Trust. The Gardens Trust (GT) is the statutory consultee regarding proposed development affecting a site on the Register. The site for this application is set within the grounds of High Royds Hospital (listed Grade II, HE ref 1240191) now known as Chevin Park. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites and is authorised by the GT to respond on GT's behalf in respect of such consultations.

High Royds Hospital was built as a mental hospital by West Riding County Council, and it was opened in 1888. It had been designed by the County Surveyor, Vickers Edwards. Edwards adopted an "echelon" layout for the wards – only the second such building in England. Constructed around the centre of its 100ha site the Hospital enjoyed a generous boundary of fields and trees. The hospital closed in 2003 and it has been progressively converted to residential use since 2007 to the present day. The site now consists of a carefully managed mix of original hospital buildings, now converted to residential use, and groups of new dwellings all set within the listed park.

Linton House was built as part of the Hospital, as an "adolescent unit", and it is now converted to form 6 dwellings. An additional dwelling has been constructed adjacent to the main building. This group is located somewhat away from the structured heart of the hospital, so that its setting is less "urban" than many of the other hospital buildings as it borders onto fields, etc.

We note that "approach" to the stables in this application, and its manege (car parking, soft landscaping, etc) has been currently refused planning approval (23/03314/FU).

We are disappointed that the Design and Access Statement does not note that the site is a Registered Park or Garden (HE ref 1001469) and therefore there appears to be no recognition that the proposals should develop from an understanding of the significance of their location.

In our opinion, the timber stable block is constructed in inappropriate materials and is inappropriately located adjacent to the listed buildings of High Royds Hospital and the Registered Park. Similarly, the location of the manege shows no sensitivity to its situation.

We note that the arboricultural report recommends close observation and care of the remaining trees. We welcome this and we would encourage the preparation of a substantial planting/landscaping scheme perhaps to include reinforcement of the tree belt. An appropriate scheme might relocate vehicle parking and service activity associated with the stables, introduce more appropriate materials, and better shape the views past Linton House.

As the proposal currently stands, we confirm our objection.

Yours sincerely,

Val Hepworth  
Trustee Conservation and Planning

cc. Historic England [e-yorks@historicengland.org.uk](mailto:e-yorks@historicengland.org.uk); Conservation@ the Gardens Trust